

ARTICLE 403 ZONING DEFINITIONS

INTRODUCTION

The following zoning district definitions are taken from the Detroit Zoning Ordinance. All references to specific zoning districts within the Master Plan of Policies use these definitions.

□ **POLICY 403-1: Residential Districts**

R1 **Single-family residential district.** This district is designed to preserve quiet, low-density residential areas now primarily developed and those areas which will be developed with single-family detached dwellings and characterized by a high ratio of home ownership. The regulations for this district are designed to stabilize and protect the essential characteristics of the district and to promote and encourage a suitable environment for activities associated with family life. To these ends, development is limited to a relatively low concentration and uses permitted as a matter of right are limited to single-family detached dwellings providing homes for the residents of the area. Additional related residential uses such as religious institutions, neighborhood centers, and utility uses necessary to serve the immediate area may be permitted with approval.

R2 **Two-family residential district.** This district is designed to protect and enhance those areas developed or likely to develop with single- or two-family dwellings. The district regulations are designed to promote a suitable environment for homes and for activities connected with family life. The only uses permitted as a matter of right are single- and two-family dwellings. Additional uses are permitted with approval.

R3 **Low-density residential district.** This district is designed as a low-density multiple-family district providing densities of approximately 30 units per acre. The regulations are designed to promote and encourage town or terrace house development, courts, and garden apartments. It is intended that this district be used primarily on local thoroughfares, thereby encouraging a suitable environment for family life. Uses permitted as a matter of right

include single- and two-family dwellings, townhouses, multiple-family dwellings, and community facilities necessary to serve a residential district.

R4 Thoroughfare residential district. This district is designed to be used primarily on major or secondary thoroughfares wherein the major use of the property would be for low-medium density residential dwellings characterized, primarily by rental apartment dwellings. Uses permitted as a matter of right include multiple-family dwellings, single- and two-family dwellings, and certain other residentially-related uses which can function most advantageously when located on these thoroughfares. Medical and dental clinics, motels or hotels, and certain types of non-profit uses may be permitted with approval subject to appropriate findings and compliance with required standards.

R5 Medium-density residential district. This district is designed to provide for a range of residential development from the single-family detached dwelling to medium-density multiple-family dwellings. The primary use in this district will be the rental apartment structure. In addition to permitted residential uses, certain specified non-residential uses which can be properly blended into this district may be permitted.

R6 High-density residential district. This district is designed as a high-density multiple-dwelling district to be used primarily in areas adjacent to the Central Business District, the New Center area, the Cultural Center, the waterfront, certain large City parks, and other areas which have a high concentration of persons and land values. This district will permit a range of living accommodations, from the low-density dwelling up to very high-density dwellings, including institutions and residentially-related uses, and will permit certain specified service and convenience-type commercial uses of a character unlikely to develop excessive traffic but which will serve the residents of the immediate area. Single-family detached and two-family dwellings will not be permitted in this district as a matter of right but may be allowed as permitted with approval uses.

□ **POLICY 403-2: *Business Districts***

- B1** **Restricted business district.** The B1 District is designed to provide an adequately controlled transition in land use from residential to business and commercial uses, and is mapped accordingly. Permitted uses are limited to those which are desirable and can be fitted into such a transitional pattern of land use. Front, side, and rear yards are required of all permitted uses, both residential and commercial, subject to possible adjustment by the Buildings and Safety Engineering Department in cases where this is desirable to achieve a better blending in the pattern of physical development. To protect adjacent housing, a lot line wall is required of nonresidential uses where adjacent to resident property, again with provision for Buildings and Safety Engineering Department adjustment where desirable.
- B2** **Local business and residential district.** The B2 Local Business and Residential District provides for the day-to-day consumer goods and services required to serve a small residential area. High traffic-generating and traffic-oriented uses are restricted because of their obvious undesirable influence on adjacent residential areas.
- B3** **Shopping district.** The B3 Shopping District provides for a range of convenience and comparison shopping goods stores, generally grouped into neighborhood and community shopping centers, depending on the size of the area so mapped. Uses permitted are inclusive enough to allow for the provisions of a broad range of goods and services for the consumer, and to allow for as much freedom and healthy competition in the commercial real estate market and commercial activities as is consonant with other community values.
- B4** **General business district.** The B4 General Business District provides for business and commercial uses of a thoroughfare-oriented nature. In addition to these uses, other businesses which may benefit by drawing part of their clientele from passing traffic are permitted. Additional uses which may be successfully blended with those uses permitted as a matter of right are permitted with approval.

B5 **Major business district.** This district is designed to provide adequate regulations within the Central Business District, the New Center area, and may be successfully utilized in other regionally oriented shopping and office areas.

B6 **General services district.** This district provides for wholesaling, transport, food services, and similar activities essential to the commerce and health of the City. Office, retail, service, and other uses normally desiring to locate in this type of district are also permitted.

□ **POLICY 403-3: *Industrial Districts***

M1 **Limited industrial district.** This district is used primarily along major and secondary thoroughfares in blocks which contain older, vacant structures, mixed land uses, or other deficiencies, and in which the Master Plan indicates industrial development to be the desirable ultimate use. The purpose of the district is to permit these vacant structures to be used for necessary economic activities, and to encourage the transition of the area to warehousing, wholesaling, and light industrial uses.

M2 **Restricted industrial district.** This district is designed for a wide range of industrial and related uses which can function with a minimum of undesirable effects. Industrial establishments of this type provide a buffer between residential districts and intensive industrial districts. New residential construction is excluded from this district, with the exception of loft conversions of existing buildings, within the area bounded by the Detroit River, East Grand Boulevard, and West Grand Boulevard, following review and approval of the Department of Buildings and Safety Engineering. These requirements are to both protect residences from undesirable environment and to insure reservation of adequate areas for industrial development.

M3 **General industrial district.** This district is composed of property so situated as to be suitable for industrial development, but where the modes of operation of the industry may affect any nearby residential uses. The purposes of this district is to permit the normal operation of a majority of industries, subject only to those

regulations needed to control congestion and to protect nearby residential districts. No new residential construction is permitted in this district with the exception of loft conversions of existing buildings within the area bounded by the Detroit River, East Grand Boulevard, and West Grand Boulevard, following review and approval of the Department of Buildings and Safety Engineering. These requirements are to protect residences from undesirable environment and to insure reservation of adequate areas for industrial development.

M4

Intensive industrial district. This district will permit uses which are usually objectionable, and because of this the district is rarely, if ever, located adjacent to residential districts. A broad range of uses is permitted in this district. New residences are prohibited, with the exception of loft conversions of existing buildings, within the area bounded by the Detroit River, East Grand Boulevard, and West Grand Boulevard, following review and approval of the Department of Buildings and Safety Engineering. These requirements are to protect residences from undesirable environment, and to insure reservation of adequate areas for industrial development.

□ POLICY 403-4: *Special Districts***PD**

Planned development district. This district will permit planned developments throughout the City and will be particularly useful in urban renewal areas. Such planned developments shall be substantially in accord with the goals and objectives of the Master Plan, having a major land use which corresponds to the most general category of land use, i.e., residential, business, industrial, etc., proposed in the Master Plan for the area involved, and satisfying criteria for development as stated in the City Planning Commission regulations. Such planned developments shall provide a desirable environment for the uses proposed and shall not be out of harmony with their general surroundings. The regulations of the district are designed to accomplish this by permitting flexibility in overall development while insuring adequate safeguards and standards for public health, safety, convenience, and general welfare.

- P1** **Open parking district.** This district is designed for off-street parking of private passenger vehicles on property which abuts, or is separated by, an alley or easement from a non-residential district. The regulations permit the establishment of parking facilities to serve the non-residential uses and, at the same time, do not permit the non-residential uses per se to extend into residential areas. The district will assist in reducing traffic congestion caused by non-residential uses and, at the same time, will protect abutting residential areas from the deleterious effects of adjacent vehicular parking areas.
- PC** **Public center district.** This district includes areas used, or to be used, for governmental, recreational, and cultural purposes of particular or special civic importance. All construction or other improvement within this district requires Community and Economic Development Department and City Planning Commission review and recommendation so as to insure a completely harmonious, pleasing, and functional public center.
- PCA** **Restricted central business district.** This district includes property in close proximity to the Public Center District, and the controls specified herein are designed to prevent any uses or structures within the district from having a deleterious effect upon the public center.
- TM** **Transitional-industrial district.** This district is a special transitional district covering areas currently developed with a mixture of uses, among which is a relatively large amount of residential use and which the Master Plan of Land Use indicates is to be developed eventually in industrial uses. The district regulations provide for a guided change to the terminal land use, while at the same time protecting, as much as possible, the existing residential development. No new residential development will be permitted in this district; however, the existing residential development will not be considered non-conforming. As the area changes from a residential to a non-residential character, a rezoning to the appropriate industrial classification will be effectuated.

- PR** **Parks and recreation.** The intent of the Parks and Recreation District is to retain, insofar as is practicable and desirable, publicly owned lands in excess of four acres in size already improved for or intended to be improved for recreational uses and/or to be preserved as open space. The restrictions of this classification are intended to encourage preservation of these lands and to permit development in keeping with the natural amenities of these areas. In addition to those uses allowed as a matter of right, commercial recreational facilities may be permitted upon approval of the City Council.
- W1** **Waterfront-industrial district.** Because of the limited amount of water frontage and the even more limited amount of frontage that is suitable or adaptable to shipping activities or other water-oriented uses, these areas will be subject to controls that will provide for their development with uses that must rely on, or that will be benefitted most by such a location.
- SD1** **Special development district.** The SD1 District is designed for areas of the City in which there is much investment interest and activity and great development potential. Generally, in these areas, private developers have been active in changing the character of the area by increasing the intensity of development and converting land to higher intensity uses, both residential and commercial. The SD1 District is designed to encourage one_portion of this development. It will permit high intensity residential development, with a carefully controlled mix of low-rise office, commercial, and service facilities.
- SD2** **Special development district.** The SD2 District is designed for areas of the City in which there is much investment interest and activity and great development potential. Generally, in these areas, private developers have been active in changing the character of the area by increasing the intensity of development and converting land to higher intensity uses, both residential and commercial. The SD2 District is designed to encourage one portion of this development. It will permit high-rise office and commercial structures, with a controlled mix of transient and permanent residential facilities, together with appropriate service and retailing facilities.

SD3

Special development district. The SD3 District is designed for areas of the City in which research facility development in a campus-like setting is practicable.

Comparison of Zoning Ordinance with Master Plan Future General Land Use: *

Zoning		Future General Land Use	
R1	Single Family Residential	RL	Low-Density Single Family Residential
R2	Two-Family Residential	RLM	Low-Medium Density Residential
R3	Low-Density Residential	RM	Medium-Density Residential
R4	Thoroughfare Residential	RLC	Residential / Local Commercial
R5	Medium-Density Residential	RM	Medium-Density Residential
R6	High-Density Residential	RH	High-Density Residential
B1	Restricted Business	RLC	Residential / Local Commercial
B2	Local Business and Residential	RLC	Residential / Local Commercial
B3	Shopping	CC	Comparison Shopping Center
B4	General Business	GC	General Commercial
B5	Major Business	MC	Major Commercial
B6	General Services	DIST	Distribution Industrial
M1	Limited Industrial	LT IND	Light Industrial
M2	Restricted Industrial	LT IND	Light Industrial
M3	General Industrial	IND	General Industrial
M4	Intensive Industrial	IND	General Industrial
PD	Planned Development	NA	<i>Not Applicable</i>
P1	Open Parking	NA	<i>Not Applicable</i>
PC	Public Center	MC	Major Commercial or
		INST	Institutional
PCA	Restricted Central Business District	MC	Major Commercial
TM	Transition Industrial	LT IND	Light Industrial
PR	Parks and Recreation	REC	Recreation,
		MP	Major Park or
		OS	Open Space
W1	Waterfront Industrial	PORT	Port Industrial
SD1	Special Development	SRC	Special Residential-Commercial
SD2	Special Development	SC	Special Commercial-Residential
SD3	Special Development	NA	<i>Not Applicable</i>
SD4	Special Development / Near East Riverfront	SC	Special Commercial-Residential
SD5	Special Development / Casinos	SC	Special Commercial-Residential
NA	<i>Not Applicable</i>	CEM	Cemetery
NA	<i>Not Applicable</i>	AP	Airport
NA	<i>Not Applicable</i>	APR	Airport Related

* This table is a supplement to the Detroit Master Plan of Policies.